

**MINUTES OF THE BOARD OF TRUSTEES**  
**VILLAGE OF CHESTNUT RIDGE**  
**SEPTEMBER 20, 2018**

---

**The Board of Trustees of the Village of Chestnut Ridge convened in regular session on September 20, 2018 at the Village Hall, located at 277 Old Nyack Turnpike, Chestnut Ridge, NY 10977.**

**PRESENT:**

<b>ROSARIO PRESTI, JR.</b>	<b>-</b>	<b>MAYOR</b>
<b>GRANT VALENTINE</b>	<b>-</b>	<b>DEPUTY MAYOR</b>
<b>HOWARD COHEN</b>	<b>-</b>	<b>TRUSTEE</b>
<b>RICHARD MILLER</b>		<b>TRUSTEE</b>
<b>PAUL VAN ALSTYNE</b>	<b>-</b>	<b>TRUSTEE</b>

---

<b>WALTER SEVASTIAN</b>	<b>-</b>	<b>VILLAGE ATTORNEY</b>
<b>FLORENCE A. MANDEL</b>	<b>-</b>	<b>VILLAGE CLERK</b>

**1. Pledge of Allegiance.**

**2. Mayor's report.**

Labor Day, visited Fellowship Community; had their annual barbeque.

There is some fund raising that goes on for Faist Ambulance; had a nice demonstration, cover dish, in addition, to other things that they had; it was a nice day.

Had a very nice day for our Village Picnic last Sunday, on September. 16, 2018.

We had nice prizes donated from some of our local folks, in addition to some prizes we provided from the Village.

We had an addition of a new slide.

Kids wanted the Arcade wheels to come back again; so next year it will.

I think a good time was had by all.

Petting Zoo, the Magician put on a great show for the kids and he was the Clown who was a big hit, face painters were very busy.

Had the presence of Ramapo Police Department, Fire Engines, Faist Ambulance; so the whole community was represented.

In September I didn't have Sunday with the Mayor as I would be present at the picnic.

The next Sunday with the Mayor is scheduled on October 7<sup>th</sup>, 12:00 noon to 2:00 p.m.

Always check the web-site just to be sure in case something comes up with regard to that.

We put out an advertisement today for a Full-Time Deputy Building Inspector.

Getting the Building Department in a state of greater efficiency and productivity.

Our hope is that we get individuals in the position that can fulfill the position.

We are going to have the County Personnel Application available for someone who we feel can fill the bill; not what happened last time.

With our part-timer, it was our intention to have him Full-Time.

Tino is doing well; once he gets a little more sea legs to his feet, our hope is to get him into the Full-Time position.

The Building Department will be meeting with the Village Attorney; who is also our Prosecutor and he is going to be re-acquainting them as far as enforcement; how to prepare for various violations.

I know enforcement has not been the best and I know that is a priority.

The Code Enforcement officials, along with getting a Deputy Building Inspector, I am confident we will get things in shape.

The training will be provided by our Village Prosecutor to make sure everyone is doing the right things and on the same page.

I ask for your patience. It will happen because I like what I am seeing with regard to our two part-timers and my hope is that is going to continue.

**3. OPEN FLOOR PUBLIC DISCUSSION ON AGENDA ITEMS ONLY:**

Jerry Liebelson – 31 Midway Rd., Chestnut Ridge, New York 10977.

- Wanted background on road dedication.

**Walter Sevastian – Village Attorney:**

- In the past Village has accepted offers of dedication after road is built out.
- Sometimes D.O.T. does physical inspection and may find something wrong in what has been done in the past.
- These are correcting past wrongs.

**Trustee Cohen:**

- These roads were dedicated and now the code is being brought up to date.

**Walter Sevastian – Village Attorney:**

- I think with technology now, the D.O.T. can come down with exact points.
- Sometimes Title Insurance isn't exact as it should be.
- Sometimes on deeds they have leaps and bounds description.
- The D.O.T. caught that and gave it to us.

**Mayor Presti:**

It's an on-going process, and cleans up the Village records.

**MOTION:** Trustee Valentine

**SECOND:** Trustee Miller

**The Board was polled and voted 4-0 to Close the Public Discussion on Agenda Items Only.**

**4. Approval of Minutes of Previous Meeting, August 16, 2018.**

**MOTION:** Trustee Cohen

**SECOND:** Trustee Miller

**The Board was polled and voted 4-0 to Approve the Village Board Minutes of August 16, 2018.**

**5. Resolution No. 2018-72:** Resolution appointing Paul Van Alstyne as Trustee for the unexpired term of Deputy Mayor Brock who retired from the Village.

**RESOLVED,** that the Board of Trustees approves the Mayor's appointment of Paul Van Alstyne for a term to expire in April of 2019.

**Mayor Presti:**

- In 1988 Paul Van Alstyne came to ARB and from there to the Zoning Board of Appeals.
- He has shown an interest in wanting to keep the Village on the right track as we all do.

**MOTION:** Trustee Valentine

**SECOND:** Trustee Cohen

**The Board was polled and voted 4-0 to Approve the appointment of Paul Van Alstyne as Trustee for unexpired term of ex-Trustee Joan Brock.**

- **Paul Van Alstyne:**

**I've been in Chestnut Ridge since 1988. I have a lot of experience in Real Estate. I travel in some Political circles in Rockland, so I have a pretty good idea of what goes on and I've**

**known the people on the Board for years and we all get along. I should be able to contribute right away.**

- **Mayor Presti** welcomed Paul Van Alstyne to the Board.

**6. Resolution No. 2018-73.** Resolution appointing Deputy Mayor.

**RESOLVED** that the Mayor appoints Trustee Grant Valentine Deputy Mayor.

**Mayor Presti:**

With the retirement of Deputy Mayor Joan Brock the position is now open and I move forward for Grant Valentine to be the Deputy Mayor.

By way of background, Grant and I have had the good fortune of being involved in this Village almost on parallel levels.

Grant was on the Planning Board a little before I was and I was right behind him. We were colleagues and got to be friends. You could always see he was always committed to the Village and Grant was consistent with that. It's hard because I think all of the Trustees here are conscientious and thoughtful and I asked Grant to take up the banner of Deputy because I feel Grant can fulfill those responsibilities; he has done such a great job.

**MOTION:** Trustee Miller – I would be honored and humble

**SECOND:** Trustee Cohen – It is with great pleasure to second that motion.

**The Board was polled and voted 5-0 to Approve Trustee Grant Valentine as Deputy Mayor.**

**Deputy Mayor Valentine:**

- To the Mayor of Chestnut Ridge, the Trustees and particularly to the residents of Chestnut Ridge, I can't think of a greater honor than this appointment of Deputy Mayor and the public trust that goes along with that.
- I pledge I will always be there for you as the Deputy Mayor; I can always be reached.
- I will do my very best to uphold the office of Deputy Mayor.
- Thank you so very much.

**Mayor Presti:** I know we made great choices.

**7. Resolution No. 2018-74.** Resolution to authorize the expenditure of up to \$4,000.00 for drainage work at Village Hall.

**WHEREAS** the Village Engineer has developed a schematic plan to address drainage issues at Village Hall; and

**WHEREAS,** the scope of work is not anticipated to exceed \$4,000.00 (and is therefore not subject to public bidding process);

**RESOLVED**, that the Village Board authorizes the expenditure of up to \$4,000.00 for drainage work at Village Hall subject to the securing of a contractor pursuant to the Village's procurement process.

We are having some issues on the kitchen side of Village Hall. Village Engineer has been involved and recommended a fix.

**MOTION:** Deputy Mayor Valentine

**SECOND:** Trustee Van Alstyne

**The Board was polled** and voted **5-0** to authorize the expenditure of up to \$4,000.00 for drainage work at Village Hall.

8. **Resolution 2018-75.** Resolution to approve an agreement with "B&B Pools" to winterize

**RESOLVED** that an agreement with B&B Pools to winterize the water feature in the Village Park is hereby approved.

**MOTION:** Trustee Cohen

**SECOND: Deputy Mayor Valentine**

**The Board was polled** and voted **5-0** to **Approve Agreement with B&B Pools** to winterize Park is hereby approved.

9. Resolution 2018-76. Resolution to approve and authorize the Mayor to execute road widening agreement and Storm Water Management Plan in connection with the Artis

**RESOLVED** that the Mayor is authorized to execute a Road Widening Dedication and Storm Water Management Agreement associated with the Artis Senior Living Facility Project as approved in the Final Site Development Plan.

- Across from Da Vinci's and next to B&B Pools; Assisted living for the memory impaired.

**MOTION:** Trustee Cohen

**SECOND:** Deputy Mayor Valentine

**The Board was polled** and voted **5-0** to **Approve and Authorize Mayor to execute road widening agreement and Storm Water Management Plan** in connection with **Artis Senior Living Facility Project**.

10. **Resolution 2018-77.** Resolution to authorize corrections of previously accepted road dedications.

**WHEREAS**, the NYSDOT reviewed the Local Highway Inventory for the Village of Chestnut Ridge and reviewed their findings with the Village Engineer/Highway Superintendent; and

**WHEREAS**, the following portions of roadways of previously dedicated village roads were not included in the mileage measurements in the previous Local Highway Inventory listings:

Oriole Street, NYS DOT ID# 196599 from Blue Jay Street to C-D-S, additional 835' (0.16 miles) to be dedicated.

**WHEREAS**, the following roads which are currently being maintained by the Village (Town of Ramapo Highway Department) as public roads; need to be dedicated to the Village:

Chelsea Lane, NYS DOT ID# 196530 from Jon Leif Lane to Jon Leif Lane, 891' (0.17 miles); Gdalin Court, NYS DOT ID# 263828 from Scotland Hill Road to C-D-S, 377' (0.07 miles); Jon Leif Lane, NYS DOT ID# 196571 from Hungry Hollow Road to End, 1,630' (0.31 miles); Wannamaker Court, NYS DOT ID# 262257 from Margetts Road to C-D-S, 435' (0.08 miles); Longabucco Court, NYS DOT ID# \_\_\_\_\_ from Crooked Hill Road to C-D-S, 472' (0.09 miles)

**NOW**, therefore, be it

**RESOLVED**, that the Village Board accepts dedication of the roads as well as extension of an existing road and accepts full legal responsibility including maintenance and repair for the roadways within the village for a total additional 4,640' (0.88 miles) as listed below:

Oriole Street, NYS DOT ID# 196599 from Blue Jay Street to C-D-S, 835' (0.16 miles); Chelsea Lane, NYS DOT ID# 196530 from Jon Leif Lane to Jon Leif Lane, 891' (0.17 miles); Gdalin Court, NYS DOT ID# 263828 from Scotland Hill Road to C-D-5, 377' (0.07 miles); Jon Leif Lane, NYS DOT ID# 196571 from Hungry Hollow Road to End, 1,630' (0.31 miles); Wannamaker Court, NYS DOT ID# 262257 from Margetts Road to C-D-S, 435' (0.08 miles); Longabucco Court, NYS DOT ID# \_\_\_\_\_ from Crooked Hill Road to C-D-S, 472' (0.09 miles).

**MOTION:** Deputy Mayor Valentine

**SECOND:** Trustee Miller

**The Board was polled** and voted **5-0** to **Approve Resolution No. 2018-77** to authorize corrections of previously accepted road dedications.

**11. Resolution 2018-78.** Resolution to authorize General Municipal Law referrals for Zoning Code Amendments regarding indoor accessory parking for single family residences.

**RESOLVED** that the Village Clerk is authorized to circulate the required General Municipal Law referrals relative to a proposed local law to amend the Zoning Code in regard to indoor parking accessory to single family residences.

**MOTION:** Trustee Cohen

**SECOND:** Deputy Mayor Valentine

**The Board was polled** and voted **5-0** to authorize General Municipal Law referrals for Zoning Code Amendments regarding indoor accessory parking for single family residences.

**Mayor Presti:**

This comes from a lot of conversation and discussion we've had here from the community.

The original law when it was passed there might have been some confusion. Resolution 2018-78 clarifies that confusion with regard to the law. As part of the process before passing the law, we need to refer it out to the appropriate governmental agencies for them to have a whack at it.

**Attorney Sevastian:**

In the case of off-street parking, there is a section in the bulk table for the Code that requires two off street spaces unless your house had a CO before a date certain. It came to the attention of the Board that sometimes people were doing additions, alterations, near tear downs and rebuilding homes that didn't have garages, without garages, because the CO for the home, predated the date in the statute. What is proposed here is to amend the real section of the Code that is at issue; the non-conforming use building or lot section of the Code.

The Building Inspector determined that a house that was being rebuilt or altered did not need to build off street parking if it didn't have it before because it wasn't non-conforming; it was actually conforming, CO, as far as use is concerned. What is planned here is to amend the non-conforming use section; to add a provision in there that deals specifically with residential indoor parking.

When there is construction, enlargement, expansion, renovation or reconstruction of principal or accessory structures is proposed on a one family lot where cost exceeds 50% of the last full value on the Town Assessor's office, they have to come into compliance with the off-street parking requirement, therefore construct a garage.

I think that's the right section to have it in of the law, as opposed to having it just listed in accessory requirements in the table.

As you know when you amend the Zoning law, the law gets drafted, gets referred to the Planning Board, gets referred to County Planning, referred to adjacent municipalities, comments come back, State Law requires that a Public Hearing be held; there is an environmental review of the law and if it gets to the point where the Board thinks it's adoptable the Board then takes it up at a meeting and adopts the local law. Obviously, there are other considerations involved but.that's the basic procedure behind the statute.

**RESOLVED** that the Village Clerk is authorized to circulate the required General Municipal Law referrals relative to a proposed local law to amend the Zoning Code in regard to indoor parking accessory to single family residences.

**MOTION:** Trustee Cohen

**SECOND:** Deputy Mayor Valentine

**The Board was polled and voted 5-0 to Approve Resolution No. 2018-78** to authorize General Municipal Law referrals for Zoning Code Amendments regarding indoor accessory parking for single family residences.

---

**Mayor Presti: We have a second revision of the House of Worship Law which is the result of the two hearings of June and August meetings. The Village Attorney has directed the Village Clerk to send the revised law to the governmental agencies. Hope is that we have another hearing. Spring.Valley.High.School is not available. There are functions going through April.**

---

As a result of the first meeting at the Jr. High. School. they weren't too happy with the way things went; I will say logistically; traffic, behavior, demeanor. The Village Clerk and the Deputy Clerk will be sitting down with the administration to address what the issues were and hopefully, we will be able to message that we will be good users of facility. We hope to get there for Tuesday, November 20<sup>th</sup> right before Thanksgiving.

**On the Web-site you will see Pending matters;**

- You'll see the House of Worship.
- The Corridor Study for Red Schoolhouse Rd,
- Off street parking revisions.

**Trustee Cohen:**

- A lot of work went into the House of Worship Law by our staff and our Consultants as far as listing.
- We all read every one of the comments that were made and submitted by the various organizations; people who spoke, people who wrote letters.
- We listed them and reviewed them.
- Even some of the angry ones had a little bit of constructive criticism, thoughts in it, and many of those were put into the revised law.
- Once we have the Public meeting on it we will continue to take public input, review it and make the law a lot better than it started out to be.

**Mayor Presti:**

- The revision is out there and everyone will have the opportunity to review it that were made.

## **8. Resolution No. 2018-79**

**RESOLVED**, that General Fund Claims set forth on pages 1 through 5 in the aggregate amount of \$131,551.36 as set forth on Abstract No. 2018-9 dated September 20, 2018 as submitted by the Village Treasurer, are hereby approved.

**MOTION:** Trustee Miller

**SECOND:** Deputy Mayor Valentine



The Board was polled and voted 5-0 to Approve Abstract No. 2018-9 dated September 20, 2018.

**OPEN FLOOR PUBLIC DISCUSSION:**

**Jerry Liebelson – 31 Midway Rd., Chestnut Ridge, New York 10977:**

- Questioned what the Building Department was going to have.

**Mayor Presti:**

- Currently we have a Full -Time Building Inspector and two part-time Code Enforcers.
- The plan was to hire a full time Code Enforcement official and another part-time Code Enforcer.
- Because of the requirements of County Personnel, we were unable to hire a full-time Code Enforcement official.
- We were able to hire Mr. Blasioli for the part-time Code Enforcement job he was qualified for.
- Once he gets a little more time under his belt, hopefully, we will be able to make him Full-Time.
- A year from today, we will hopefully have a part-time Code Enforcer, Mr. O'Donnell. A full-time Code Enforcer, Mr. Blasioli. A full time Building Inspector, and a Full time Deputy Building Inspector.
- So, we will have three full-time Building staff and a part-time building staff.
- Martin Spence is the Village Engineer, can't Foil his approval or disapproval on certain documents.
- The Deputy Building Inspector will have the exact same responsibilities.

**Jerry Liebelson – 31 Midway Rd., Chestnut Ridge, New York 10977:**

- Thanked the Board for reconsideration and action for the garage doors.
- The construction on 2 Samuel Rd., and 10 Lillian Drive as they exist now, they would not have been approved under the terms of the proposed law; 10 Lillian would have been a two-car garage.
- Congratulated Mr. Paul Van Alstyne and Deputy Mayor Valentine.
- Questioned the law and the procedural law; unable to find Village Charter if it exists; the Village Clerk doesn't have it, the Town of Ramapo doesn't have it, and the Department of State doesn't have it.
- Asked Mayor Presti, if he should be elected to the State Assembly in November; what exactly happens; will the Deputy Mayor become Mayor and fill out the rest of the term?
- Would there be a Special election, and what would the term of that elected official be?
- Where is the applicable government law?

**Mayor Presti:**

The Charter, from what I understand, is not something the Village carries around like the title to a car.

**Attorney Sevastian:**

- **Cities and counties have charters, some villages have charters, but after a date, certain villages were formed without charters in the 19<sup>th</sup> century.**
- **The Village of Chestnut Ridge is not a charter formed government.**
- **There is no charter.**
- **Mayoral succession is founded in New York State Law; controls how villages are formed, controls how villages are staffed; subject to Personnel requirements, that controls if someone leaves office early, death, election, retirement.**
- **There are certain time frames involved that relate to date of the next general election, how long that would be.**

**Mayor Presti:**

- **As a Mayor I am also a Trustee. What this Board would do is appoint a Trustee to fill my unexpired term. Depending on the timing, comes March when Deputy Mayor Valentine and Trustee Van Alystne will be up for re-election, there will be a third Trustee also up for election.**
- **The Mayor is appointed by the Board, the remaining Trustees. It can be someone already on the Board Trustees or it could be someone from outside. Theoretically, they can either ask Deputy Mayor Valentine to fill my position as Mayor and then appoint someone else as a Trustee.**
- **Come March unexpired term for the Mayor/Trustee, unexpired term Paul Van Alysytne as Trustee and Mr. Valentine's position.**
- **Positions would have been Mr. Van Alstyne, Mr. Valentine, me, Mr. Cohen, Mr. Miller and then the Judge; would have been 2 yrs. from now.**
- **If I win they appoint a Trustee to fill my spot; depending on where that Trustee sits, if that Trustee is going to sit in Mr. Valentines seat, that Trustee is going to be running for the unexpired term for Mr. Valentine seat because there are going to be Valentine to be Mayor, so Mr. Valentine would be running for the 2 years for the unexpired term and in 2 years Mr. Valentine would have to run again for Mayor and Trustee.**
- **In March, there could be three people on the Ballot. Two will be for a regular four-year term, and one for an expired term for 2 years.**
- **You saw a piece of it now; Deputy Mayor Brock retired. Mr. Van Alystne fills her spot and she was up for re-election in March but he's running for the full four-year position.**
- **Whoever is appointed as Mayor is actually going to have to run two times; if it's not me whoever is running in March is going to have to run in two years again as Mayor.**
- **I would have to resign January 1, 2019.**
- **We could appoint someone from the outside.**

**Robert Rogers – 14 Balmoral Drive, Chestnut Ridge, New York 10977:**

- **Complained garbage men leave trail; has driven behind them; they**

**drop garbage and don't pick it up.**

**Mayor Presti:**

- **Ask Mr. Rogers to call the same day if he sees that happening; they have a Supervisor who will usually take care of it.**
- **We will stay on it.**
- **IWS is pretty conscientious as far as for-filling their obligations as a garbage carter**
- **They are not fly by night.**
- **We will definitely follow up on that.**

**James Farewell – 593 Chestnut Ridge Rd., Chestnut Ridge, New York 10977:**

- **Lived in his apartment for 27 years and is being evicted.**
- **Complained someone came in and is knocking down trees.**
- **Wanted to know when it was going to stop, doing what they want to do.**
- **Had bought the house, lost it, helped owner pay taxes, one hand washed the other.**
- **Now gentleman died, son and daughter sold the property.**
- **Claimed little guy has nothing to say about it; put yourself in someone else's shoes.**
- **Wanted the Board to stop allowing commercial property from being built.**

**Mayor Presti:**

- **Those folks who bought the property, that's an appropriate zone, they are able to do what they are doing.**
- **When they go before the Planning Board for their site plan approval, the Planning Board will make sure the property looks like it should look.**
- **I am sorry you lost your house; the owner of the house is allowed to do what he wishes.**

**Marc Levine – 14 Lancaster Lane, Chestnut Ridge, New York 10977:**

- **Bio-sphere came before the Planning Board and was advised to go to the Zoning Board to get an interpretation but never returned; or the Building Inspector.**
- **The use was approved for Bio-sphere; the Zoning Board approved it; they are a landscaper.**
- **If anything is going on with that property to change it from the original site plan, I think the Code Enforcement needs to follow up.**

**Mayor Presti:**

- **My understanding is this property owner sold the property to this contractor.**

**Jerry Liebelson – 31 Midway Rd., Chestnut Ridge, New York 10977:**

- **1 Karow Ct. - In March of this year, submitted a twenty-three page complaint on 1 Karow Ct., signed by 83 residents, filed with the Village by me.**
- **It detailed about two dozen problems with the building plans and construction site.**
- **Four months later, on July 30<sup>th</sup> I sent an e-mail to the Board stating the fact**

- During my July 27<sup>th</sup> Foil Inspection by my inspection, the March 23<sup>rd</sup> complaint was nowhere to be found.
- I saw no evidence that any of the issues were yet being addressed four months afterwards. just an updated site plan showing locations of soil inspections of stock piles because that's what the violations were about.
- I did another Foil inspection of the active Building File for 1 Karow Ctr., today and once more the March complaint this document, plus the 73 additional people was not there.
- There was another updated site plan, in the middle of a building permit with receipts for the escrow because of the Mikvah.
- Why is this complaint nowhere to be found in the active Building File for 1 Karow Ct.; it's 23 pages, details two dozen problems.
- What if anything is being done to address these dozens of problems, especially exceeding of the allowed floor area ratio FAR, which Mr. Bierker, the previous Code Enforcer, flagged as a problem over three years ago?
- That was also before the Mikvah which adds 5% to the FAR and the planned second story.
- Has the Village Engineer, for example, reviewed the complaint and the Building File, according to the procedure that has been set up going forward?
- Given that garage, shul at 26 Pascack Rd., has been converted back to a garage, as the Mayor reported last month, what is happening with garage shul at 1 Karow?
- That was photo documented last year by a Town of Ramapo official in the record showing its dedicated use as a shul.
- The building plans show clearly that there is a violation as a garage because the fire law petition between the garage and the rest of the house is open; it is open to the house. So, it can't be used as a garage. It's a violation of fire safety law.
- I also attached a fully downloaded web-site for the actual shul which publicly declares its' location at 1 Karow Ct.

**Mayor Presti:**

- Why it's not in the file, I distributed it to the Village Attorney, Village Engineer, Village Clerk and to the Building Inspector; maybe it's in a different file.
- Mr. Spence was made aware of your complaints.
- If recollection serves me, it was that time period where we asked Mr. Spence to start shadowing the Building Inspector, it was with 1 Karow and with 26; those were actually his first two issues.
- It has been reported that they are having issues with the property owner because of the stock piling of dirt in addressing the issues in your complaint.
- At that point, the Village Attorney/Village Prosecutor is or was in the process of addressing the violations that if some have to go to Justice Ct., they will go.
- If it's something that Mr. Spence and Mr. Gliniecki need to be addressing, they will do that.

**Attorney Sevastian:**

- I know the Building Department is focused on this.
- Tuesday, when we meet we will be working on accusatory instrument drafting; how to file the petition so it can be brought to court, what is the violation.
- I don't know how they do their files; they may have a separate file just for complaints.

**Mayor Presti:**

- My direction to the Village Engineer was this is a complaint that was received by a resident, to please go through it as a punch list and address it.
- There are certain things which morphed into the village attorney working with the code enforcement to start developing an accusatory instrument v to bring them in for violations that deserve to be in Justice Court.
- If there are other matters that can be addressed by the Building Department, I don't know.
- The issue again, was because of the timing, (if you want to take it as an excuse, I will call it an excuse) then a month or two later, we lost Everette, I was up to Mr. O'Donnell, we were putting out more spot files then preventive maintenance.
- Now, with the Village Attorney sitting down to meet with Code Enforcement and to give them a better idea and a better road map as to what's involved, my hope is to come Tuesday afternoon, Wednesday we will be in a better position in regard to 1 Karow and a bunch of other properties that are out there that we have been having issues with. issues out there.

**Walter Sevastian:**

- There is priority in any type of Code Enforcement.
- There are a lot of complaints to complex complaints about changes in use, grass complaints.
- Prosecuting a case, it's very easy for someone to say, bring them Court you fine them.
- A ticket for not cutting grass is different than when you investigate an issue in accusatory instrument for a change in use of property or using a property in violation of a CO.
- I've developed templates for it and used in the past in the Village; when we have new Code guys coming in they have to be shown how to do that.
- Easy to say, tougher to put into practice; but I think we are going to be going in the right direction.

**Trustee Miller:**

- How could the permit have been issued if they were in violation of the F.A.R. if it was obvious they were violating the F.A.R?
- We need to look at it to make sure our process and our people are functioning well.

- How did we approve a Building Permit where it was obvious from the plans that it would not be in compliant with Floor Area Ratio?

**Mayor Presti:**

- It is a valid question; if I could answer with 100% certainty I would.
- I will meet you half way; there was obviously some type of disconnect in the way that application was reviewed which is why we are trying to do what we are doing now to correct it.
- It's a legitimate question, we are going to look into why it happened and to make sure it does not happen again.

**Deputy Mayor Valentine:**

- We are all here trying to follow what you did here.
- We are following up on it and working on it.
- The government is not absolute; it's not perfect.
- What the Mayor said is we are working toward a resolution of that.

**Trustee Miller:**

- To make sure, our people like the Building Inspector, is doing the proper job.
- If your complaint is correct, I start to question and I want to find out how that happened.

**Mayor Presti:**

- We understand the frustration.
- I understand, we understand the way you are frustrated with what's going on.
- The issue has been enforcement with the Village.
- If you think you are frustrated, you don't know how I feel, you really don't.
- I'm living it twenty-four hours a day, seven days a week trying to do it.
- We have a Board that is conscientious and also trying to do it.
- I assure you we are trying to get this together.
- It did not happen overnight, we can't solve it overnight, but we will get it and I am confident we will get it.

**Carole Jacobs – 55 Spring Hill Terrace, Chestnut Ridge, New York 10977:**

- I did this last year and did it for naught; after seeing twenty-eight cars parked by 3 Spring Hill Terrace and after seeing three cars parked not with two wheels on the lawn, but driving onto the lawn, there is no enforcement going on, you don't know about it, or it's in the evening and no one is at work.
- Simchas Torah is October 1<sup>st</sup> and October 2<sup>nd</sup>; there is potential there is going to be dancing in the street.

**Mayor Presti:**

- We sent a letter out to have people be respectful during the holidays.
- We will find the letter and send it to the Rabbis.

- When this is happening at night, you need to call the Ramapo Police.
- If you can't tell us until it's too late, we can't do anything about it.
- If there is a traffic safety issue, driving on the lawn, they will give them a ticket.

**Magali Dupuy – 49 Spring Hill Terrace, Chestnut Ridge, New York 10977:**

- Complained about dug up holes and pipes, cones over them.
- Kids running all around.
- There is a ditch, the kids were in and out of the ditch.
- Are we keeping safety issues in mind?
- Busing running up and down, saw a three year old darting out of a house going across the street.
- We need to take into consideration the safety hazards for us, not wearing proper reflectors, buses traveling speed, not just one particular group.

**Mayor Presti:**

- I don't know who is doing that construction; what that ditch is all about.

**Jerry Liebelson – 31 Midway Rd., Chestnut Ridge, New York 10977:**

- You will hear more about this by public input with submissions that will be coming your way.
- This issue of impact of activity extending beyond the property boundary of places of worship, this is a problem.
- You cannot have off-site parking, this whole notion of 1,500 feet, over four football fields, neighboring driveways you are going to extend beyond its' property boundary that is unfair to the other residents.
- We understand the need for residential places of worship, but it's got to be just there.
- Two or three weekends in a row, there were dozens of kids all over the neighboring property next door to 3 Spring Hill; this is an issue.
- If you need to be in walking distance why do you need to drive?
- Let's be fair, the weather can be very bad and inclement, live close enough to wherever it is, whatever it is.
- My answer to that is that community has to organize car-pooling.
- They are an organized community, they can do that; car-pooling is the answer.
- For those situations, where they need vehicles; the answer is not off-site parking.
- If you have parking, you have to be on-site.
- If you have parking off-site, you are going to extend the impact of activity behind the property boundary; you will have people congregating near the cars, you'll have increased traffic congestion extending beyond the place of worship.
- If you have to do it, it should not extend beyond the boundary of the property; just in the front of the property.
- The impact of what the current proposal is, it is not going to work.

- Put up a barrier with trees, a boundary around it, high priority.

**Walter Sevastian:**

- The logical extension of your common, maybe you don't need parking requirements to establish a residential House of Worship.
- Are you saying all parking for residential property should be on site, not off- site; maybe you don't need parking requirements to establish a residential house of worship.
- You have parking requirements; you are not going to obliterate them, if it's a House of Worship then I got cars parked in the backyard in the house next to me; I don't want the either.
- Somewhere there's a balance in there that's a workable solution.
- That's why they call legislation making sausage.
- When someone wants to worship, it may not be the worship you or I do, but they are entitled to do that.
- You have to come up with an accommodation somehow; that's why you have public hearings, that's why you take public input, and that's why you do the best that you can at the end of the day to balance it and come up with something that works.

**Linda Amamn – 311 N. Highland Avenue, Chestnut Ridge, New York 10977:**

- Is the Village going to make any time restrictions regarding Houses of Worship?
- Across the street from me at 312 we are having a lot of trouble with people.
- Complained coming early in the morning, there until 6:45 a.m. there until 8 a.m.
- They come 7 p.m. in the evening, fourteen cars parked on the lawn; I go to bed with twenty-eight doors slamming at 11:15 pm.
- How about the other residents that live there?

**Mayor Presti:**

- Midnight to six, you are talking about restricting people's worship time and you have to be very careful when you do that.
- The law is not going to allow us to tell folks that they cannot worship between 10 at night and 8 in the morning, no way is the Court going to allow us to do that.

**Joel Friedman – 6 Amber Ridge Rd., Chestnut Ridge, New York 10977:**

- People come home from work; there is no time to arrange car-pooling.
- People with young families, it can't be done.
- Stated car-pooling wouldn't work
- You guys are between a rock and a hard place and we appreciate everything you are trying to do for the Village.

**Motion to Close the Open Floor Public Discussion.**

**MOTION: Trustee Miller**

**SECOND: Deputy Mayor Valentine**



**The Board was polled and voted 5-0 to Close the Open Floor Public Discussion.**

**Motion to Adjourn the Meeting.**

**MOTION: Deputy Mayor Valentine**

**SECOND: Trustee Cohen**

**The Board was polled and voted 5-0 to Adjourn the Meeting.**

**MEETING ADJOURNED: 9:20 P.M.**

**Respectfully submitted,**

**Florence A. Mandel**

**Village Clerk**

**Recording Secretary**

**MOTION:**

**SECOND:**

The Board was polled and voted 4-0 to Close the Open Floor Public Discussion.

**Moved to Adjourn the Meeting,**

**MOTION:**

**SECOND:**

**The Board was polled and voted 4-0 to Adjourn the Village Board Meeting.**

**MEETING ADJOURNED: P.M.**

**Respectfully submitted,**

**Florence A. Mandel  
Village Clerk**

**Recording Secretary**

8. Resolution 2018-75. Resolution to approve an agreement with “B&B Pools” to winterize the water feature in the Village Park for the amount of \$305.00.
9. Resolution 2018-76. Resolution to approve and authorize the Mayor to execute road widening agreement and Storm Water Management Plan in connection with the Artis Senior Living Facility Project.
10. Resolution 2018-77. Resolution to authorize corrections of previously accepted road dedications.
11. Resolution 2018-78. Resolution to authorize General Municipal Law referrals for Zoning Code Amendments regarding indoor accessory parking for single family residences.
12. Resolution No. 2018 -79. Resolution approving Abstract of Audited Claims.
13. Open Floor: Public Discussion.
14. Executive Session – discussion of Personnel matters.
15. Motion to Adjourn.

---

1. Resolution No. 2018-72. Resolution appointing Paul Van Alstyne as Trustee for the unexpired term of ex-Trustee Joan Brock.

**RESOLVED**, that the Board of Trustees approves the Mayor's appointment of Paul Van Alstyne for a term to expire in April of 2019.

2. Resolution No. 2018-73. Resolution appointing Deputy Mayor.

**RESOLVED** that the Mayor appoints Trustee Grant Valentine Deputy Mayor.

3. Resolution No. 2018-74. Resolution to authorize the expenditure of up to \$4,000.00 for drainage work at Village Hall.

**WHEREAS** the Village Engineer has developed a schematic plan to address drainage issues at Village Hall; and

**WHEREAS**, the scope of work is not anticipated to exceed \$4,000.00 (and is therefore not subject to public bidding process);

**RESOLVED**, that the Village Board authorizes the expenditure of up to \$4,000.00 for drainage work at Village Hall subject to the securing of a contractor pursuant to the Village's procurement process.

4. Resolution to approve an agreement with "B&B Pools" to winterize the water feature in the Village Park for the amount of \$305.00.

**RESOLVED** that an agreement with B&B Pools to winterize the water feature in the Village Park is hereby approved.

5. Resolution 2018-76. Resolution to approve and authorize the Mayor to execute road widening agreement and Storm Water Management Plan in connection with the Artis Senior Living Facility Project.

**RESOLVED** that the Mayor is authorized to execute a Road Widening Dedication and Storm Water Management Agreement associated with the Artis Senior Living Facility Project as approved in the Final Site Development Plan.

6. Resolution 2018-77. Resolution to authorize to correct previously accepted road dedications.

**WHEREAS**, the NYSDOT reviewed the Local Highway Inventory for the Village of Chestnut Ridge and reviewed their findings with the Village Engineer/Highway Superintendent; and

**WHEREAS**, the following portions of roadways of previously dedicated village roads were not included in the mileage measurements in the previous Local Highway Inventory listings:

Oriole Street, NYS DOT ID# 196599 from Blue Jay Street to C-D-S, additional 835' (0.16 miles) to be dedicated.

**WHEREAS**, the following roads which are currently being maintained by the Village (Town of Ramapo Highway Department) as public roads; need to be dedicated to the Village:

Chelsea Lane, NYS DOT ID# 196530 from Jon Leif Lane to Jon Leif Lane, 891' (0.17 miles); Gdalin Court, NYS DOT ID# 263828 from Scotland Hill Road to C-D-S, 377' (0.07 miles); Jon Leif Lane, NYS DOT ID# 196571 from Hungry Hollow Road to End, 1,630' (0.31 miles); Wannamaker Court, NYS DOT ID# 262257 from Margetts Road to C-D-S, 435' (0.08 miles); Longabucco Court, NYS DOT ID# \_\_\_\_\_ from Crooked Hill Road to C-D-S, 472' (0.09 miles)

**NOW**, therefore, be it

**RESOLVED**, that the Village Board accepts dedication of the roads as well as extension of an existing road and accepts full legal responsibility including maintenance and repair for the roadways within the village for a total additional 4,640' (0.88 miles) as listed below:

Oriole Street, NYS DOT ID# 196599 from Blue Jay Street to C-D-S, 835' (0.16 miles); Chelsea Lane, NYS DOT ID# 196530 from Jon Leif Lane to Jon Leif Lane, 891' (0.17 miles); Gdalin Court, NYS DOT ID# 263828 from Scotland Hill Road to C-D-S, 377' (0.07 miles); Jon Leif Lane, NYS DOT ID# 196571 from Hungry Hollow Road to End, 1,630' (0.31 miles); Wannamaker Court, NYS DOT ID# 262257 from Margetts Road to C-D-S, 435' (0.08 miles); Longabucco Court, NYS DOT ID# \_\_\_\_\_ from Crooked Hill Road to C-D-S, 472' (0.09 miles).

7. Resolution 2018-78. Resolution to authorize General Municipal Law referrals for Zoning Code Amendments regarding indoor accessory parking for single family residences.

**RESOLVED** that the Village Clerk is authorized to circulate the required General Municipal Law referrals relative to a proposed local law to amend the Zoning Code in regard to indoor parking accessory to single family residences.

8. Resolution No. 2018-79

**RESOLVED**, that General Fund Claims set forth on pages 1 through \_\_\_ in the aggregate amount of \$\_\_\_\_\_ as set forth on Abstract No. 2018-9 dated \_\_\_\_\_, as submitted by the Village Treasurer, are hereby approved.